

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

14/12 STURT COURT OFFICER VIC 3809

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$519,000

Property type

Unit

Suburb

Officer

Period-from

01 Jul 2022

to

30 Jun 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

9 SABLE CIRCUIT OFFICER VIC 3809	\$476,000	17-Feb-23
17 SABLE CIRCUIT OFFICER VIC 3809	\$480,000	29-Jun-23
33 SABLE CIRCUIT OFFICER VIC 3809	\$470,000	03-Apr-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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9 SABLE CIRCUIT OFFICER VIC 3809

 3  2  1

Sold Price **\$476,000** Sold Date **17-Feb-23**

Distance **2.49km**



17 SABLE CIRCUIT OFFICER VIC 3809

 3  2  1

Sold Price ^{RS} **\$480,000** Sold Date **29-Jun-23**

Distance **2.52km**



33 SABLE CIRCUIT OFFICER VIC 3809

 3  2  1

Sold Price **\$470,000** Sold Date **03-Apr-23**

Distance **2.55km**

RS = Recent sale **UN** = Undisclosed Sale

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